



5 The Manor, Church Road, Churchdown, Gloucester, GL3 2HT

£175,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in the heart of Churchdown Village, this two-bedroom cottage is positioned within the ever-popular 'The Manor' development — an exclusive over-55s community that offers peaceful surroundings, well-maintained communal spaces, and a warm sense of community.

While the property requires modernisation throughout, it offers an excellent opportunity to personalise and create a comfortable home in a prime position. Overlooking a beautifully maintained communal garden, the home enjoys a pleasant outlook and a sense of calm, while also benefiting from its own private rear patio, perfect for enjoying a sunny afternoon or tending to potted plants.

The ground floor comprises a separate kitchen, a generously sized sitting room, and a ground floor WC, offering practical day-to-day living space. Upstairs, the layout includes a bright double bedroom, a guest bedroom with built-in storage, and a bathroom serving both rooms.

Residents of The Manor also benefit from a variety of communal facilities, including a residents' sitting room, ideal for socialising, and access to landscaped gardens that are professionally maintained. The development is conveniently located for local shops, public transport links, and all the amenities Churchdown Village has to offer. This property is also being offered to the market with no onward chain.

This cottage is ideal for someone looking for a manageable home in a supportive and friendly community, with the opportunity to modernise and make it their own.

- Two-bedroom over 55s cottage
- Overlooks well-kept communal gardens
- Offered to the market with no onward chain
- EPC Rating - TBC
- In need of modernisation
- Private rear patio
- Access to communal lounge & gardens, close to local amenities
- Council Tax Band - C

Agents Note.

Leasehold.

125Yrs from 1987.

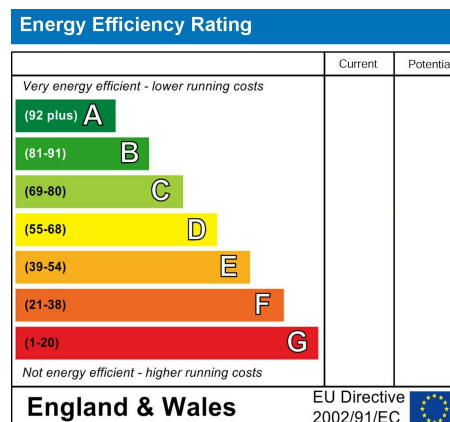
Service Charges: £379 per quarter with insurance of around £100 per year

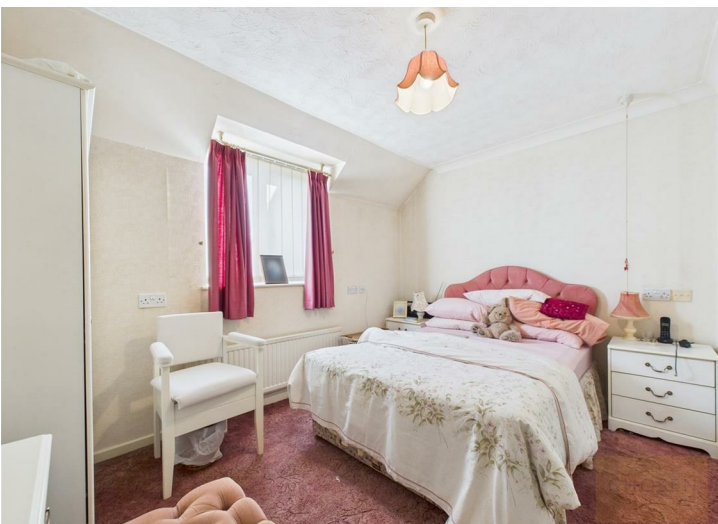
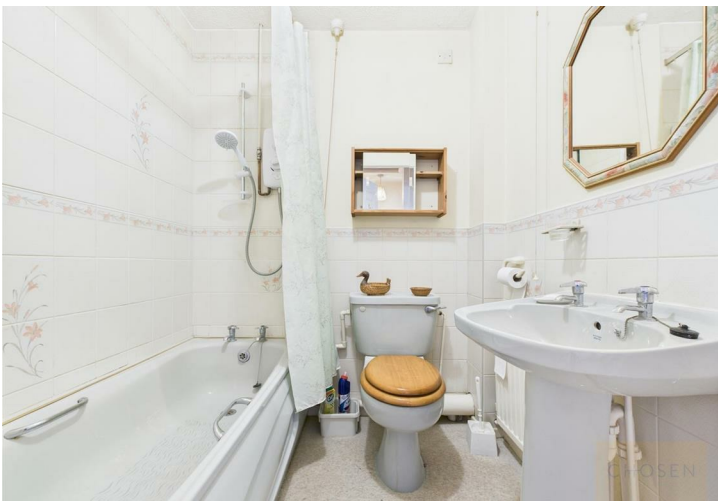
EPC Rating: TBC

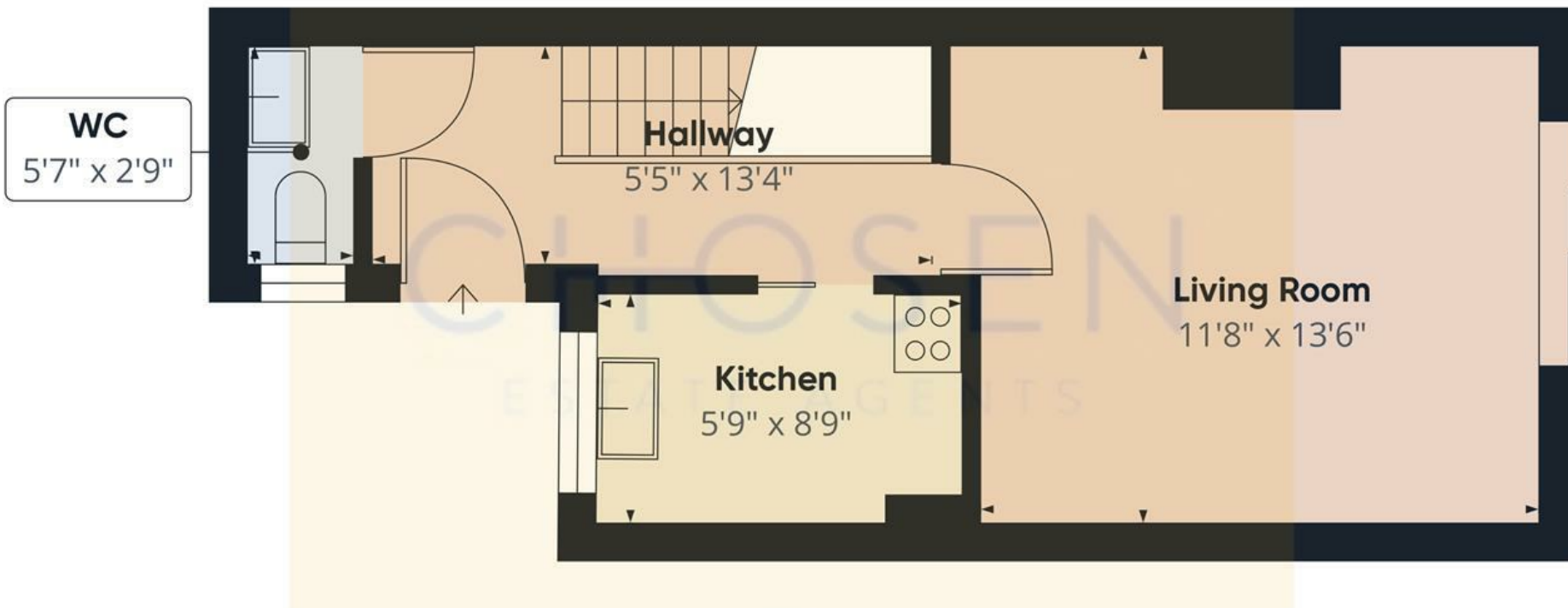
Tewkesbury Borough Council Band: C

Mains Gas, Electric and Water are connected.

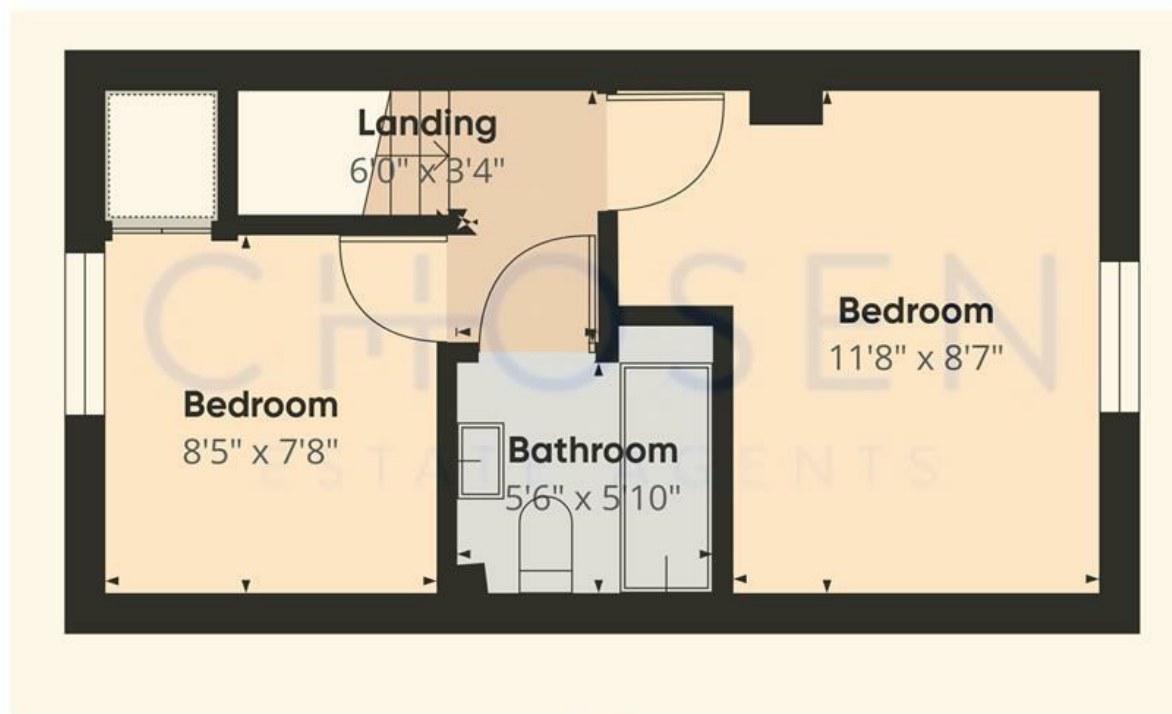
Fibre Broadband is available in the area.







Approximate total area⁽¹⁾
536 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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